

CARLISLE PLANNING BOARD

MINUTES

OCTOBER 30, 1989

Present:

George B. Foote, Chairman
Stephen F. Davis
Sylvia Sillers
Stephen Tobin
Phyllis W. Hughes
Norman S. Lindsay
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:00 p.m.

On motion of Ms. Hughes seconded by Mr. Lindsay, the members voted unanimously to approve the October 16, 1989, minutes as presented.

Bills

The members voted unanimously to approve payment of bills as presented.

Accessory Apartment Special Permit Rules and Regulations

On motion by Ms. Sillers seconded by Ms. Hughes, the members voted unanimously to establish an application fee of \$50.00 and adopt the Rules and Regulations for Application Procedures for Accessory Apartment Special Permit with the addition of the words Rules and Regulations on the cover of the package; a redrafting of the application form on the word processor, including a line for "Name of Applicant/Owner" instead of "Name of Applicant," lines for "Map No." and "Lot No." instead of "Parcel No.", and the addition of a line "Application fee \$50.00"; changing the line "principal residence/accessory apartment" to include check-off boxes; and the addition of "\$50.00" on the checklist at #4., "Application with fee:".

Public hearing for Common Driveway Special Permit for Hayes Farm

At 9:15 p.m., Chairman Foote called to order the public hearing on the application of Hayes Farm Partnership for a Special Permit pursuant to Section 5.4.4 of the Carlisle Zoning Bylaws for a common driveway to serve four lots in the Hayes Farm Subdivision off Concord Road. The following information was presented by the Petitioner:

The four lots to be served are Lots 8, 9, 10, and 16B. The driveway will be 16 feet wide for 390 feet, to the end of

PLANNING BOARD MINUTES
OCTOBER 30, 1989
PAGE 2

the common driveway easement. Two hundred and seventy feet will be common. The driveway is 40 feet away from Lot 7.

Charles Strauss and Peter Martin of Concord spoke at length in opposition to this request. Mr. Martin summarized their opposition by saying that the common driveway proposal is ill-conceived because there is no access to Lowell Road.

After discussing with Board members the turnaround capability of the proposed driveway for larger vehicles, the Petitioner's engineering representative agreed to add turnarounds to the plan. After discussing the submitted Maintenance Agreement with the Board, the Petitioner's legal representative agreed to make necessary corrections.

At 9:44 p.m., Chairman Foote continued the public hearing until Monday, November 13, at 8:30 p.m., to permit the Petitioner to make the discussed changes to the plan and to the Maintenance Agreement.

Public hearing for Special Permit for Accessory Apartment for Marcella Shepherd at 84 Craigie Circle

At 9:44 p.m., Chairman Foote called to order the public hearing on the petition of Marcella Shepherd for a Special Permit pursuant to Section 5.6 of the Carlisle Zoning Bylaw to build an addition with an accessory apartment at 84 Craigie Circle, Carlisle, MA. The following information was submitted with the application and/or presented by the Petitioner:

The construction plans for the proposed addition signed and dated by the Building Commissioner together with a signed statement from the Building Commissioner that he had reviewed the plans and determined that they fulfill the requirements of Section 5.8.5.15 of the Carlisle Zoning Bylaw that the construction of the proposed accessory apartment is in conformity with the State Building Code requirements and that he had signed and dated the plans which he reviewed.

A certificate signed by the applicant that she will occupy either the principal residence or the accessory apartment.

A plot plan showing the proposed addition.

The existing garage and the present driveway will be removed. Fifty yards of fill will be needed to bring the driveway up to the level of the road. The accessory apartment will be constructed over the garage. The entrances to the apartment will be in the garage and at a

PLANNING BOARD MINUTES
OCTOBER 30, 1989
PAGE 3

deck at the back of the structure. The Petitioner demonstrated the locations of the neighboring houses and said that there are some trees between the houses.

Several abutters present expressed support for the proposal and Mrs. Olden reported a telephone call from a neighbor expressing support.

Noting that the required approval from the Board of Health had not been submitted because it had not been issued to the Petitioner, Chairman Foote continued the public hearing to November 13, 1989, at 10:05 p.m. to allow time for the Board of Health to act.

Common Driveway Special Permit Rules and Regulations

On motion by Ms. Hughes seconded by Mr. Lindsay, the members voted unanimously to adopt revised Rules and Regulations regarding Special Permits for Common Driveways the following changes:

In the second paragraph of the Introduction, revise the second sentence to read as follows:

"Since the construction and maintenance of a common driveway is not an obligation of the Town of Carlisle, the Planning Board, by means of the Special Permit granting process, attempts to see that all lots served by the driveway are provided both with safe and convenient access so as to secure safety in case of fire, flood, panic and other emergencies and with a legally enforceable vehicle by which such access may be maintained by the private parties thereto in the future.

Delete "frontage" from Section II, subsection B.2.

Revise Section II, subsection D. to read as follows: "A plan showing driveway layouts if a common driveway were not used to show that the proposed common driveway meets the purposes set out in Section I Introduction of these Rules and Regulations."

Delete the paragraph headed "NOTE:" under Section III.

Add subsection D. as follows to Section IV:

"The Applicant shall reimburse the Town of Carlisle for all expense incurred by the Board for professional services, including, but not limited to, engineers,

PLANNING BOARD MINUTES
OCTOBER 30, 1989
PAGE 4

surveyors and attorneys, rendered in connection with review or recording of submitted plans and associated documents and engineering and inspection of the plans."

Revise Section IX as follows:

Change the first sentence to read: "Conditions necessary before the Special Permit is effective:"

In subsection B., delete from "and indexed" to the end of the sentence, retaining the footnote.

Delete subsection C.

Revise Section XIII. as follows:

In subsection B. delete the last sentence, beginning "The obligation . . .".

In subsection C., change "lot" to "lots" in the first line and delete "of other owners of the lots so served".

Add a subsection to be indicated "F" as follows:

Installation and maintenance of house numbers, which shall be assigned by the Building Inspector before granting a building permit for any lot served by a common driveway. If the common driveway has been named, the numbers will be assigned with respect to that name. Otherwise, the number will be with respect to the public way giving access to the common driveway.

Replace the application form with the revised Special Permit form to be drafted and stored on the word processor and adapted to each type of Special Permit.

Meeting adjourned at 10:35 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant